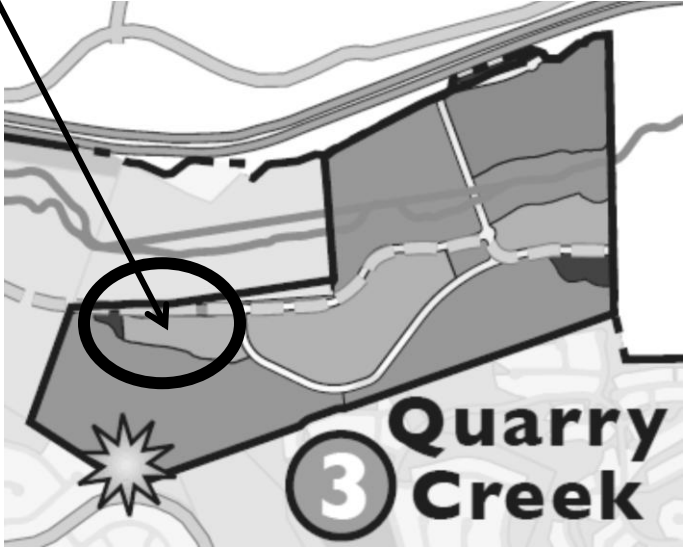


## Summary of EC3 Land Use Concept Recommendations

Focus Area	Summary of EC3 Recommendations
<p style="text-align: center;">1</p> <p>Northwest Coastal</p>	<ul style="list-style-type: none"> <li>Land Use Concept B with the following changes:             <ul style="list-style-type: none"> <li>Show more open space on west side of power plant along Carlsbad Blvd.</li> <li>No mixed use east of I-5 north of Cannon Rd.</li> </ul> </li> <li>The city should adopt a policy to establish pedestrian crossings over the railroad at various locations, including Chestnut Ave.</li> </ul>
<p style="text-align: center;">2</p> <p>Plaza Camino Real Commercial Corridor</p>	<ul style="list-style-type: none"> <li>Land Use Concept B for sites west of El Camino Real</li> <li>Land Use Concept C for sites east of El Camino Real</li> </ul>
<p style="text-align: center;">3</p> <p>Quarry Creek</p>	<ul style="list-style-type: none"> <li>Modify Concept C to reflect the proposed Quarry Creek Master Plan, as shown below, with the following exception:             <ul style="list-style-type: none"> <li>Eliminate the following area of medium density residential and designate the area as open space; the units lost from this area should be relocated in other developable areas on the site to the east.</li> </ul> </li> </ul> 

Focus Area	Summary of EC3 Recommendations
4 Marja Acres	<ul style="list-style-type: none"> <li>Land Use Concept B/C; however, if more density is needed for Housing Element purposes, Concept A is acceptable</li> </ul>
5 Sunny Creek Commercial	<ul style="list-style-type: none"> <li>Land Use Concept A</li> </ul>
6 Mandana	<ul style="list-style-type: none"> <li>Leave as currently designated (very low density), as is shown on all three land use concepts</li> </ul>
	<p>Additional Information:</p> <ul style="list-style-type: none"> <li>The Concept maps excluded the HMP constrained areas from the boundaries of the very low density residential area. However, currently, the majority of the site is designated very low density; the HMP constrained areas will be defined and designated as open space at the time the area is proposed for development. To accurately reflect the site's current designation, the draft Preferred Plan now shows the boundaries of the current very low density residential and open space boundaries.</li> </ul>
7 Palomar Corridor	<ul style="list-style-type: none"> <li>Land Use Concept B with the following changes: <ul style="list-style-type: none"> <li>Two parcels at eastern city boundary north of Palomar Airport Road – change to high density residential (as shown in Concept A)</li> <li>Carlsbad Oaks North Lot 1 (northwest corner of Faraday Ave. and El Fuerte St.) – change to high density residential</li> <li>Aviara Parkway Farms parcels – change to high density residential (located south of Palomar Airport Road on the east and west sides of Aviara Parkway). This site is shown as commercial on Concept C, along with properties north of it.</li> <li>Allow medical office uses on lots 4, 5, 7 and 8 of Carlsbad Oaks North (north side of Faraday and just west of the city's eastern boundary).</li> </ul> </li> </ul>
8 Southern Freeway Corridor	<ul style="list-style-type: none"> <li>Land Use Concept A with the following exception:</li> <li>The site south of the Encina Wastewater Authority (EWA) facility – leave as currently designated until such time that the EWA board advises the city that they would like to change the land use designation.</li> </ul>
9 Ponto/ Southern Waterfront	<ul style="list-style-type: none"> <li>Land Use Concept B</li> </ul>
	<p>Additional Information:</p> <ul style="list-style-type: none"> <li>One of the commercial activity centers was removed to avoid a conflict with existing open space for Encinas Creek.</li> </ul>

<b>Focus Area</b>	<b>Summary of EC3 Recommendations</b>
<p>10 Aviara</p>	<ul style="list-style-type: none"> <li>• Aviara/Park Hyatt site – change to residential medium density at 6 dwelling units/acre</li> <li>• Poinsettia Lane site – Land Use Concept A</li> <li>• Murphy properties - keep current residential density yield of the Murphy site but provide an increased open space buffer near the lagoon</li> </ul>
<p>11 South El Camino Real</p>	<ul style="list-style-type: none"> <li>• El Camino Real/Alga commercial center – Land Use Concept B</li> <li>• La Costa Resort site – Land Use Concept B/C</li> <li>• Commercial center at the southeast corner of La Costa Ave. and El Camino Real should remain as commercial</li> </ul>